

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Jaafar Hussein
DOCKET NO.: 05-22910.001-C-2
PARCEL NO.: 16-07-313-026-0000

The parties of record before the Property Tax Appeal Board are Jaafar Hussein, the appellant, by attorney Michael Griffin of Chicago; the Cook County Board of Review; and Oak Park & River Forest High School Dist. No. 200, the intervenor, by attorney Ares G. Dalianis of Franczek Sullivan, P.C., Chicago.

Prior to the hearing the appellant and the board of review reached an agreement as to the correct assessment of the subject property. The intervenor had not accepted the assessment agreement, submitted no independent evidence of value and adopted the valuation evidence and other materials filed by the Cook County Board of Review including its Notes on Appeal. No other evidence was submitted by the intervenor. The assessment agreement was presented to and considered by the Property Tax Appeal Board.

After reviewing the record and considering the evidence submitted, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this Cook County appeal. The Board finds the record in this appeal contains valuation evidence submitted by the appellant and an assessment agreement signed by the appellant and the board of review. The intervenor submitted no evidence but adopted the evidence of the board of review. Section 1910.99(a) of the rules of the Property Tax Appeal Board provides that:

Any party to an appeal before the Property Tax Appeal Board is allowed to adopt the evidence of any other party to the appeal; however, if a party adopts the evidence of another party, the adopting party shall be precluded from withholding its authorization for settlement of an appeal if the party with whom it adopted evidence reaches an agreement in the pending appeal. The adopting party shall be bound by the terms of the stipulation or agreement. 86 Ill.Admin.Code 1910.99(a).

Based on this record the Property Tax Appeal Board finds the agreement of the appellant and the board of review, which binds the intervenor, is proper and the correct assessed valuation of the property is:

LAND:	\$	44,904
IMPR.:	\$	237,748
TOTAL:	\$	282,652

Subject only to the State multiplier as applicable.

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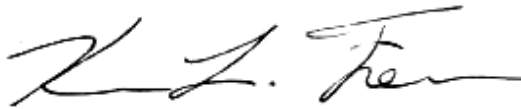
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PTAB/smw/05-22910/7-08

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member



Member

DISSENTING: _____

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: August 14, 2008



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing

complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.